

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0131-89

APN 163-03-806-001

Location NW CORNER OF SAHARA & MONTESSOURI ST

Applicant KARLA DEL MONACO

Subject

REZONING REQUEST FROM N-U TO C-2 FOR
PROPOSED USED CAR DEALERSHIP.



FILE HISTORY

[illegible]

PROPERTY OWNERS

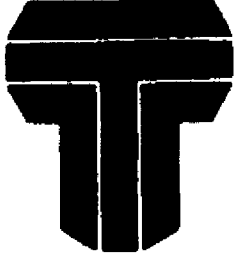
PROTESTS:

APPROVALS:

1. Mr. & Mrs. Benjamin F. Levy	} 12-26-89	
2. Rev. Caesar J. Caviglia		
3. Olga Hantigova, 1499 Cayuga Parkway - Telephone & Letter		
4. Dagmar Giraldo, 2225 Montessori Street	} Telephone 1-11-90	
5. Arinana Petrignani, 2251 Montessori		
6. Julia Fern Hantig, 2904 Channel Drive		Jim Donofrio, Sr.
7. Siegfried Wollschlager, 2250 Shaw Circle		Mark Gamett
8. Gregory E. & Alane Lee, 2280 Montessori Circle		
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FILE NO.: Z-131-89

4025 Wynn Road
Suite #101
Las Vegas, Nevada 89103
Telephone 702-368-1848



Trident Construction Corporation

December 28, 1989

Re: Development of Land
on Sahara & Montessori

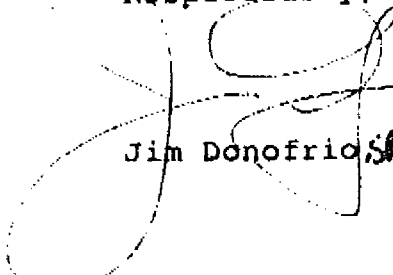
Dear Property Owner,

We are developing the corner of Sahara and Montessori. Our plans are for a New and Used Car Dealership. We would like to show you our plans for this project. We would be happy to meet with you or any group you represent. We are on the January 11th, 1990, agenda of the Planning Commissioners, if we could meet with you before that time it would be appreciated.

If you have any questions, you can reach us at 368-4848.

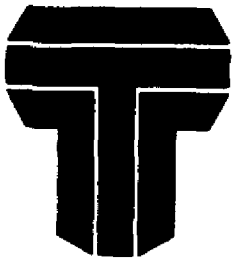
379-2140

Respectfully,


Jim Donofrio, Pres.

JD/lv

NO OBJECTIONS
FSD RA TRUST
Ann # 310-300-011



Trident Construction Corporation

December 28, 1989

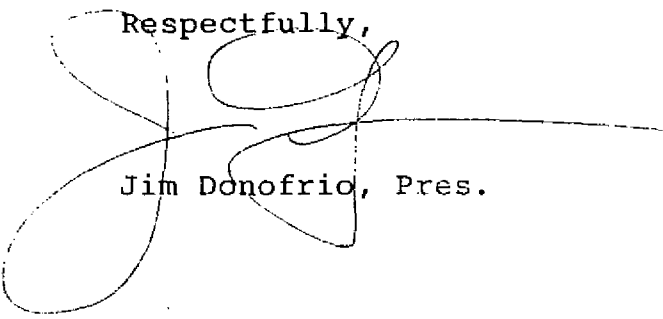
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If you have any questions, you can reach us at 368-4848.

Respectfully,


Jim Donofrio, Pres.

JD/lv

*Our Group has no objection
To your development. In fact we are
in favor of it. We are located across
Sahara from your property.*

*Mark Barnett
Trustee*



EXCALIBUR AUTOMOBILE CORPORATION

January 11, 1990

To Whom It May Concern:

This is to advise you that Excalibur Automobile Corporation of Milwaukee, Wisconsin, USA, is the sole manufacturer of Excalibur automobiles and has the exclusive right to grant dealership rights to interested and qualified parties for the sale and service of its products.

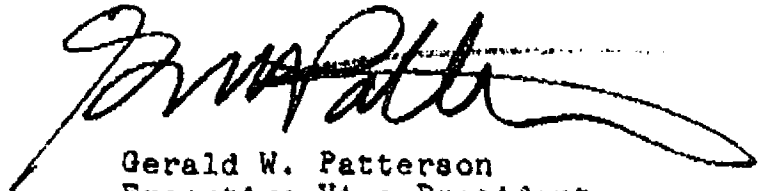
Please accept this letter as an official letter of intent from Excalibur Automobile Corporation on behalf of Trident Construction Corporation of Las Vegas, Nevada, USA.

It is Excalibur Automobile Corporation's intent and desire to grant a dealership to serve the Las Vegas, Nevada area to Trident Construction Corporation. Trident Construction Corporation will conduct business as our dealer under the name Excalibur of Las Vegas.

The dealership agreement will become effective upon completion and execution of a final written agreement by January 31, 1990.

Sincerely,

EXCALIBUR AUTOMOBILE CORPORATION



Gerald W. Patterson
Executive Vice President

January 11, 1990

TO: Planning Commission

RE: Application of KARLA DEL MANACO for reclassification of property located on northwest corner of Sahara/Montessori-Z-131-89.

I hereby register my disapproval of and objection to the proposed reclassification of subject land into a Used Car Dealership. My reasons are:

1. Both Rainbow/Sahara are very traffic laden streets. This means that residential side streets will be used for "test drives" which is unsafe and will bring the noise pollution even closer to our homes.
2. Used car dealerships often conduct business late into the night when sound carries well. Located so close to residences the proposed dealership will be a most unwelcome source of car or truck engine noise.
3. Located so close to residences routinely on the market for \$300,000 to \$700,000 the dealership can have nothing but an adverse economic effect.
4. Most importantly, but admittedly very much subjective, the proposed dealership offends my sense of aesthetics. A used car dealership alongside beautiful homes is ugly.

Respectfully,



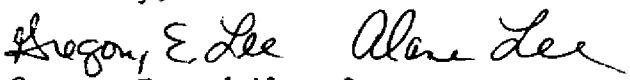
SIEGFRIED WOLLSCHLAGER, property owner,
2250 Shaw Circle
Las Vegas NV 89117

January 11, 1990

To Whom it May Concern,

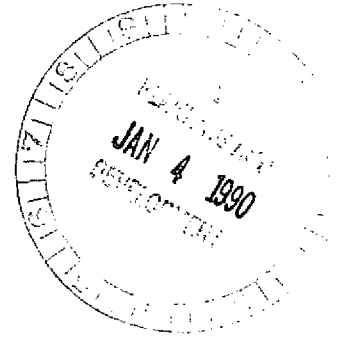
We are opposed to the development of a New and Used Car Dealership
on the corner of Sahara and Montessouri.

Sincerely,



Gregory E. and Alane Lee

2280 Montessouri Cir.
Las Vegas, NV 89117



December 29, 1989

Harold P. Foster, Director
Dept. of Community Planning and Development
400 East Stewart Avenue
Las Vegas, Nv. 89101

Re: Z-131-89 (Zoning Reclassification from N-U to C-2)

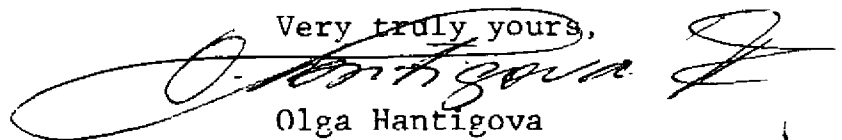
Dear Mr. Foster:

I strongly object to the above zoning request on the Northwest corner of Sahara Avenue and Montessouri Street.

As the owner of a large custom home in this prestigious custom home area, I believe the proposed use of this property to a used car dealership will do nothing but devalue my property. If you are familar with this location and know the value of homes built here, you must certainly agree that this request does not adhere to this prestigious neighborhood.

I implore you and all those concerned to deny rezoning this property for a used car dealership.

Very truly yours,

A handwritten signature in cursive script, appearing to read "O. Hantigova".

Olga Hantigova

Z-131-89

PROTEST

Olga Hantigova

1499 ~~66~~

Cayuga Pkwy

735 - 0504

Property ^{own} is on Montessori

2-131-89

Protest

Dagmar Sivaldo
2225 Montessori St.
L. V. NV 89117

254 2544

254-6962

Z-131-89

JULIA HANTIG
FERN 2904 CHANNEL
L.V. NV 89117

own Vacant
property on
Via Olivera

Protest
Z-131-89

Arinana

Petrignani

2251 Montessori

89117

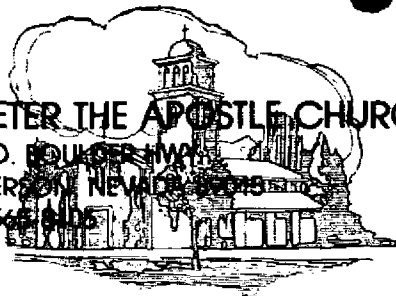
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Z-131-89

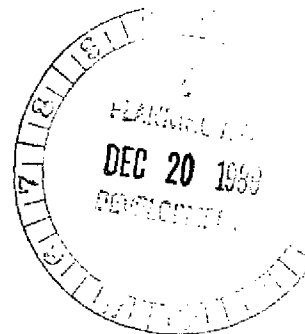
PROTEST

ST. PETER THE APOSTLE CHURCH

204 SO. BOULDER HWY.
HENDERSON, NEVADA 89015
(702) 545-8105



December 19, 1989



Harold P. Foster
Department of Community Planning
400 East Stewart Avenue
Las Vegas, NV 89101

Re: Z-131-89

Dear Mr. Foster,

This is to object to the zoning and establishment of a used car lot at the corner of Sahara and Montessouri Sts. The Catholic Church, owner of property to the west of this designated piece, believes that the establishment of a used car lot would deteriorate the value and therefore the future developement of Sahara Ave. west of Rainbow.

We hope that this letter can assist in precluding the designating this parcel for the use as a car lot.

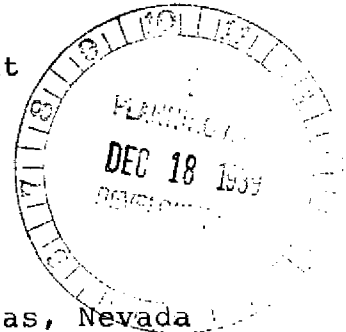
Yours sincerely,

Rev. Caesar J. Caviglia
Diocesan Director of Planning

Cc: Bishop Walsh
Rev. Joseph Anthony

Mr. & Mrs. Benjamin F. Levy
2270 Shaw Circle
Las Vegas, Nevada 89117

City of Las Vegas
Department of Community Planning and Development
City Hall
400 East Stewart
Las Vegas, Nevada 89101
Attention: Harold P. Foster, Director



Dear Mr. Foster:

As property owners at 2270 Shaw Circle, Las Vegas, Nevada 89117 we highly object the reclassification of property located on the Northwest corner of Sahara Avenue and Montessouri Street.

From N-U (Non-Urban)

To C-2 (General Commercial)

Proposed Use: Used Car Dealership

We will not be able to attend the Public Haering on December 26, 1989. We trust this letter will carry our NO VOTES for these changes.

We haven't invested three hundred thousand dollars in our home and property to have a used car lot as a neighbor, surely you would understand this.

Thank you kindly for your appreciation.

Sincerely yours,

Mr. & Mrs. Benjamin F. Levy

Mr. & Mrs. Benjamin F. Levy

Cert. Letter: P 058-738-547

2-131-89

NOTICE OF PUBLIC HEARING

DECEMBER 26, 1989

Notice is hereby given that on DECEMBER 26, 1989 at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-131-89 APPLICATION OF KARLA DEL MONACO FOR RECLASSIFICATION OF
PROPERTY LOCATED ON THE NORTHWEST CORNER OF SAHARA AVENUE
AND MONTESSOURI STREET

FROM: N-U (NON-URBAN)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: USED CAR DEALERSHIP

The above property is legally described as a portion of
the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$)
of Section 3, Township 21 South, Range 60 East, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.



511-50

Date 6 DEC 89
Page 1 of 1

Organization CITY OF LAS VEGAS Name EUGENE ROBICHAUD

Department COMMUNITY DEVELOPMENT Phone 386-6301 Ext.

I. D. Code 2-131-89 Date to Be Completed 10/1/89

Remarks _____

62 LABELS

Label Tape

No

ation (F) |

Name, Address, Legal

3. Selection by Tax District (List Tax Districts Needed):

[illegible]

4. Selection by Partial Parcel Number; Parcel Bk (3 char.) Page (5 char.), Partial Page (6 char.), Individual Parcel No. (9 char.)

Partial Page

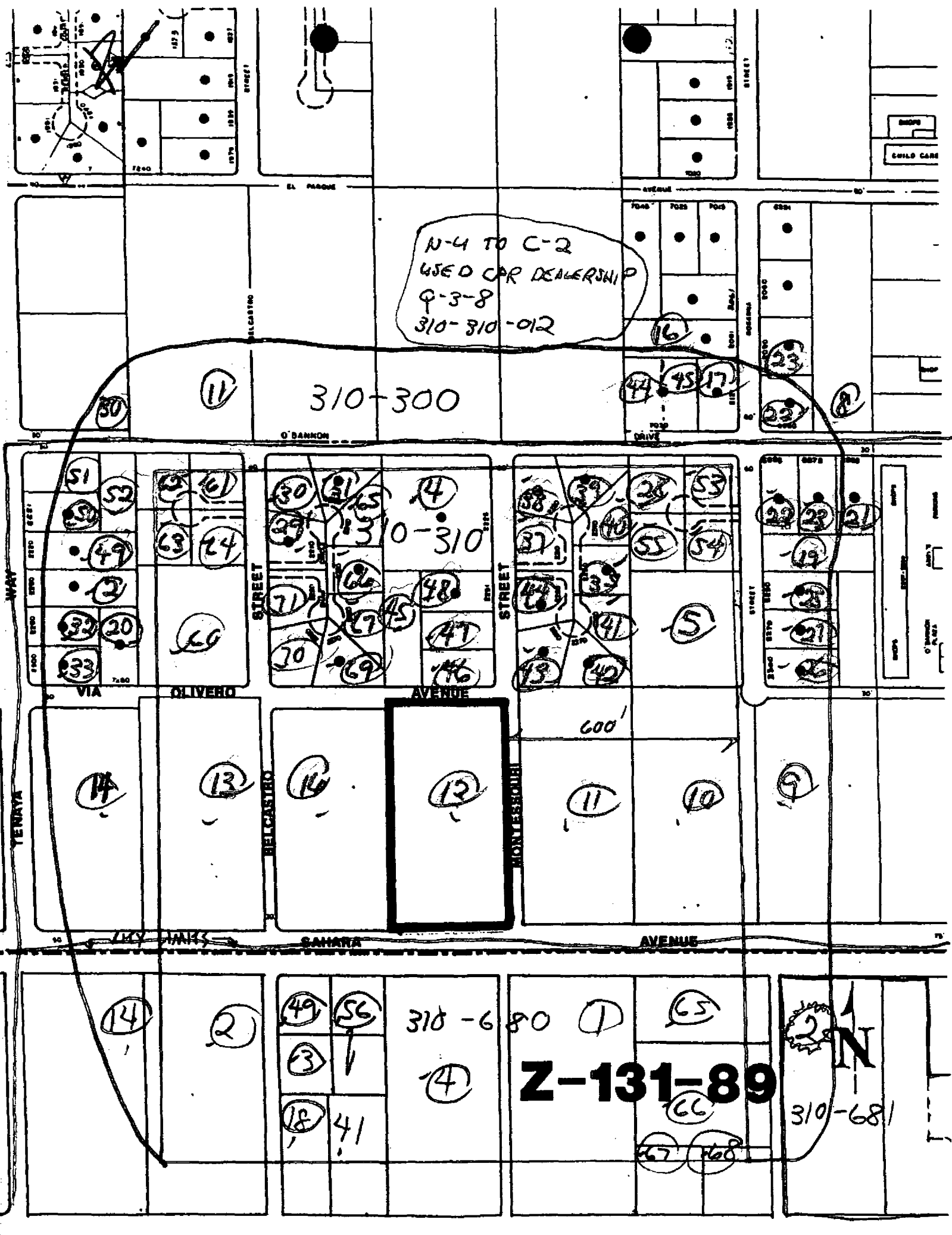
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Assessor Approval _____ Billing No. _____



N-4 TO C-2
USED CAR DEALERSHIP
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310-310-012

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310-300

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310-680
Z-131-89

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310-681

CL4 310-680-071
TAX DIST- 417 DOCUMENT- 87344- 80120 DATE- 04/04/87
OWNER- RUBO GIOVANNI
3333 N TENAYA WY #2001
LAS VEGAS NV 89125

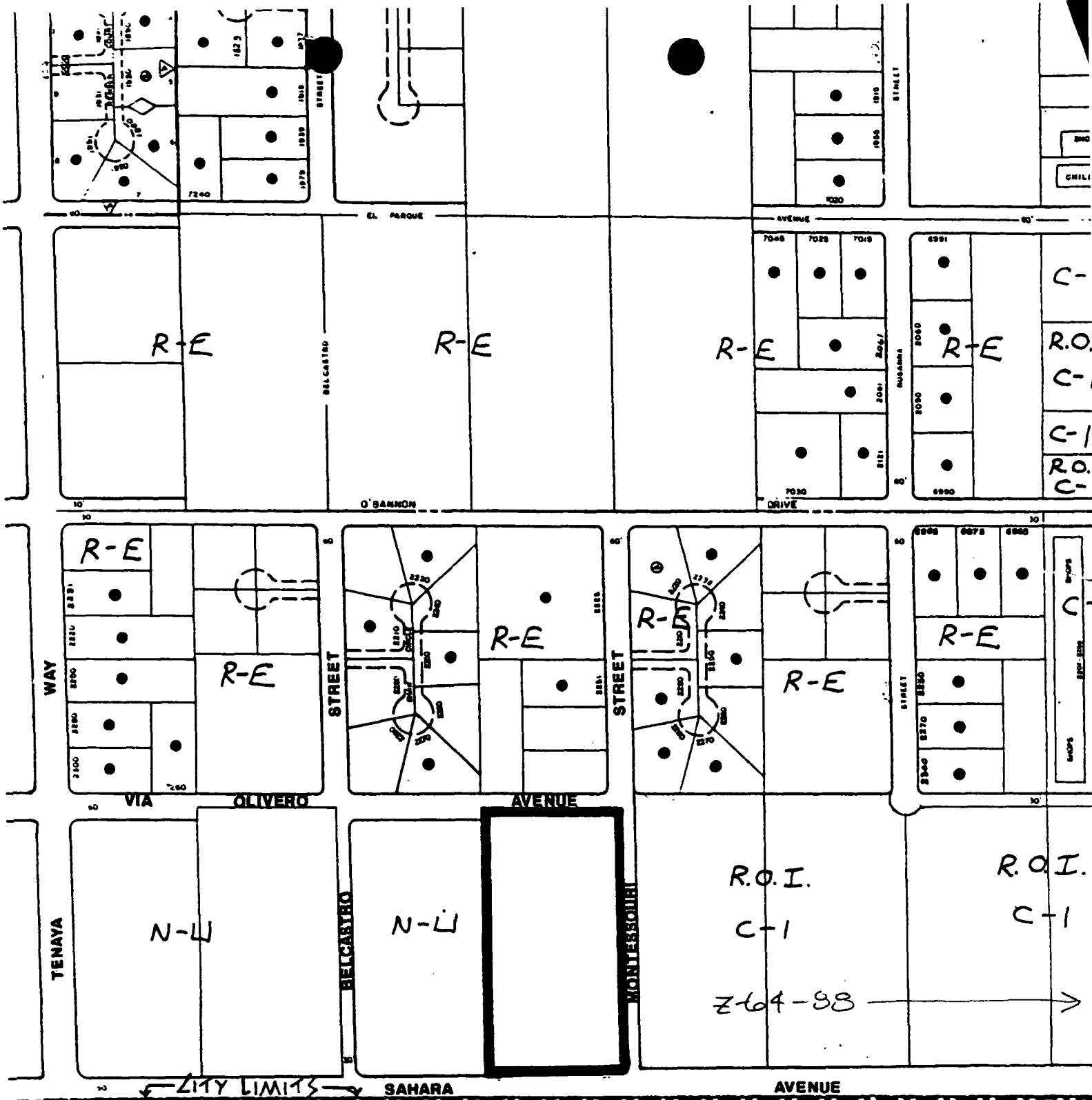
TAX DIST- 417 DOCUMENT- 87344- 80120 DATE- 04/04/87
OWNER- RUBO GIOVANNI
3333 N TENAYA WY #2001
LAS VEGAS NV 89125

CL4 310-680-071	TAX DIST- 417 DOCUMENT- 87344- 80120 DATE- 04/04/87	OWNER- RUBO GIOVANNI	3333 N TENAYA WY #2001	LAS VEGAS NV 89125
CL4 310-680-072	TAX DIST- 417 DOCUMENT- 881109-00358 DATE- 11/09/80	OWNER- PETERS EDWARD W & SHEVAWN L	7170 LAREDO ST	LAS VEGAS NV 89147

***** AUTOMATED APPRAISAL RECORD FOR THIS PARCEL *****

CL4 310-680-071
TAX DIST- 417 DOCUMENT- 881109-00358 DATE- 11/09/80
OWNER- PETERS EDWARD W & SHEVAWN L
7170 LAREDO ST
LAS VEGAS NV 89147

CL4 310-680-071
TAX DIST- 417 DOCUMENT- 881109-00358 DATE- 11/09/80
OWNER- PETERS EDWARD W & SHEVAWN L
7170 LAREDO ST
LAS VEGAS NV 89147



Z-131-89



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TO: C-2 (GENERAL COMMERCIAL)

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DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

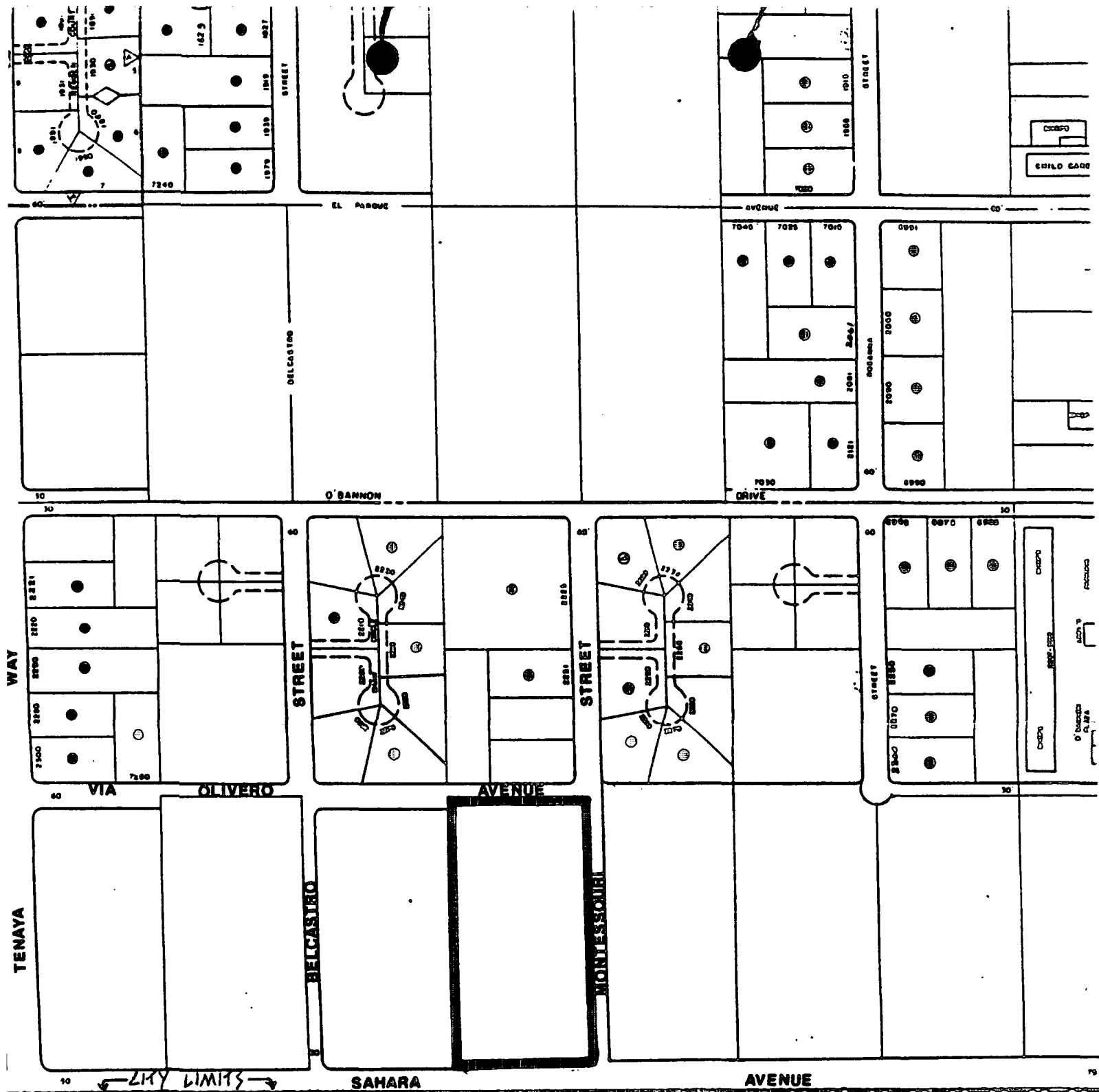


HAROLD P. FOSTER, DIRECTOR

HPF:erh

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SEE LOCATION MAP ON REVERSE SIDE.



Z-131-89

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

February 8, 1990

Ms. Karla Del Monaco
2412 Santa Clara
Las Vegas, Nevada 89104

RE: Z-131-89 - ZONE CHANGE

Dear Ms. Del Monaco:

The City Council at a regular meeting held February 7, 1990 DENIED the request for reclassification of property located on the northwest corner of Sahara Avenue and Montessouri Street, From: N-U (Non-Urban), To: C-2 (General Commercial), Proposed Use: Used Car Dealership.

Sincerely,

KATHLEEN M. TIGHE
City Clerk

KMT:cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

Mr. Dan Nieder
Trident Construction Corporation
4625 Wynn Road, #101
Las Vegas, Nevada 89103



CITY COUNCIL MINUTES

MEETING OF
FEBRUARY 7, 1990

AGENDA

City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 69

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT. (CONTINUED)

H. ZONE CHANGE - PUBLIC HEARING

10. Z-131-89 - Karla Del Monaco

Request for reclassification of property located on the northwest corner of Sahara Avenue and Montessouri Street.

From: N-U (Non-Urban)

To: C-2 (General Commercial)

Proposed Use: USED CAR DEALERSHIP

Planning Commission unanimously recommended DENIAL.

If approved, subject to:

1. The application be amended to R-D on the north 150 feet of the property for three single family lots.
2. The three R-D single family dwellings along Via Olivero Avenue must be under construction prior to occupancy of any commercial buildings.
3. A revised site plan for the C-2 portion of the property shall be submitted to the Department of Community Planning and Development for approval prior to submission of building permits.
4. Install a six foot high block wall along the north property line of the C-2 portion of the property.
5. No outdoor public address or paging system shall be allowed.
6. No automotive repair or servicing work be permitted on the premises except for automobile detailing.
7. The number of detailing service bays be reduced by eliminating the north 130 feet of the building.

- continued -

APPROVED AGENDA ITEM

Lucy H. Burton

ADAMSEN - DENIED - UNANIMOUS

Clerk to notify

Jim Donofrio appeared and stated they wanted to construct a 6500 sq. ft. showroom and a 14,000 sq. ft. service building on 5 acres of land.

Mayor Lurie had a concern that they wanted a car dealership west of Rainbow.

Councilman Adamsen stated this was an inappropriate use for this land.

CITY COUNCIL MINUTES

MEETING OF
FEBRUARY 7, 1990

AGENDA

City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 70

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT.
(CONTINUED)

H. ZONE CHANGE - PUBLIC HEARING

10. Z-131-89 - Karla Del Monaco
(continued)

DENIED - See page 69

8. Vehicles shall not be test driven on Montessouri Street or any other residential street.
9. All exterior lighting shall be directed away from the residential properties to the north with no ray of light shining directly onto any residential lot.
10. Install a landscape planter along Sahara Avenue at a minimum width of 20 feet (including a portion of unimproved right-of-way) and a planter along the entire length of Montessouri Street adjacent to the C-2 at a minimum width of 15 feet. Both planters shall contain 24 inch box trees, 40 feet on center, with boulders, shrubs and live plant ground cover as required by the Department of Community Planning and Development.
11. Dedicate 30 feet of right-of-way for Via Olivero Avenue and Montessouri Street, 75 feet of right-of-way for Sahara Avenue, a 25 foot radius at the northwest corner of Sahara Avenue and Montessouri Street and a 15 foot radius at the southwest corner of Montessouri Street and Via Olivero Avenue as required by the Department of Public Works.
12. Construct half-street improvements on Sahara Avenue, Montessouri Street and Via Olivero Avenue as required by the Department of Public Works.

- continued -

APPROVED AGENDA ITEM

Larry H. Burton

CITY COUNCIL MINUTES

MEETING OF
FEBRUARY 7, 1990

AGENDA

City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 71

ITEM

ACTION

X. COMMUNITY PLANNING AND DEVELOPMENT DEPT. (CONTINUED)

H. ZONE CHANGE - PUBLIC HEARING

10. Z-131-89 - Karla Del Monaco
(continued)

DENIED - See page 69

13. Construct an 18 inch nuisance water storm drain in Sahara Avenue as required by the Department of Public Works.

14. The unimproved portion of the Sahara Avenue right-of-way shall be landscaped and maintained by the developer as required by the Department of Community Planning and Development.

15. Obtain approval of an Encroachment Agreement for all landscaping in the public right-of-way as required by the Department of Public Works.

16. Conformance to the plot plan as amended by the above conditions.

17. Conformance to the building elevations.

18. Standard conditions 1, 3-8, and 10-12.

If approved as requested, delete Condition Nos. 1-4 and add the following:

1. All buildings shall be setback a minimum of 100 feet from the north property line.

2. No access be permitted to Via Olivero Avenue.

3. The sidewalk along Via Olivero Avenue is waived and the area shall be landscaped as required by the Department of Community Planning and Development.

- continued -

APPROVED AGENDA ITEM

Larry H. Burton

CITY COUNCIL MINUTES

MEETING OF
FEBRUARY 7, 1990

AGENDA

City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

Page 72

ITEM

ACTION

K. COMMUNITY PLANNING AND DEVELOPMENT DEPT.
(CONTINUED)

H. ZONE CHANGE - PUBLIC HEARING

10. Z-131-89 - Karla Del Monaco
(continued)

DENIED - See page 69

4. Install minimum 24 inch box evergreen trees, 30 feet on center, with shrubs and evergreen ground cover bermed to a height of two feet in the 15 foot wide landscape planter (which includes the five foot wide sidewalk area) along Via Olivero Avenue as required by the Department of Community Planning and Development.

5. Install an eight foot high white slumpstone wall south of the landscape planter along Via Olivero Avenue as required by the Department of Community Planning and Development.

Staff Recommendation: DENIAL

PROTESTS: 8 (2 at meeting,
6 letters)

APPROVED AGENDA ITEM

Gregory L. Burton

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 7, 1990

X.

H. ZONE CHANGE - PUBLIC HEARING

10. Z-131-89 - Karla Del Monaco

This is a request to rezone 4.4 acres from N-U to C-2 for a used car dealership which will have a 6,500 square foot showroom and office building with a 16,000 square foot parts and service building. Elevations indicate 27½ foot high structures with block and metal panel exterior walls with accent color bands and a mansard metal roof.

There is scattered R-E development to the north with large homes and approved C-1 to the east for a shopping center. To the west is N-U zoning and further west at the northeast corner of Tenaya Way and Sahara a Special Use Permit for a Catholic church is proposed. To the south is land located in the County.

Access to the dealership is from Montessouri Street and Sahara Avenue. There is also one emergency access gate drive from Via Olivero to the north that is also indicated to be used for car deliveries. There are 39 parking spaces proposed. A 20 foot wide landscaped planter will be installed along Sahara Avenue and a 15 foot wide planter along Montessouri. A six foot high block wall is proposed to enclose the parts and service area on the north half of the property.

At the Planning Commission meeting, staff indicated the proposal is not in conformance with the adopted Zoning Plan for the north side of Sahara Avenue between Rainbow Boulevard and Durango Drive. It was pointed out that the Plan proposes P-R development for the property with a row of R-D lots 150 feet deep along Via Olivero Avenue. The proposed purchaser of the property, Mr. Donofrio, stated he has now acquired an Excalibur dealership and half of the cars on the site would be new and the other half "late model" used cars. Also, they were willing to install a 25 foot wide landscape buffer to the rear of the property with the block wall behind it. The Planning Commission felt the requested use was not appropriate at this location and that the parcel should be developed in accordance with the approved Zoning Plan.

There were several protestants at the meeting who objected to the dealership at this location and who felt such a project would destroy the value of their property and would result in noise and cars being test driven on their streets.

Planning Commission Recommendation: DENIAL

Staff Recommendation: DENIAL

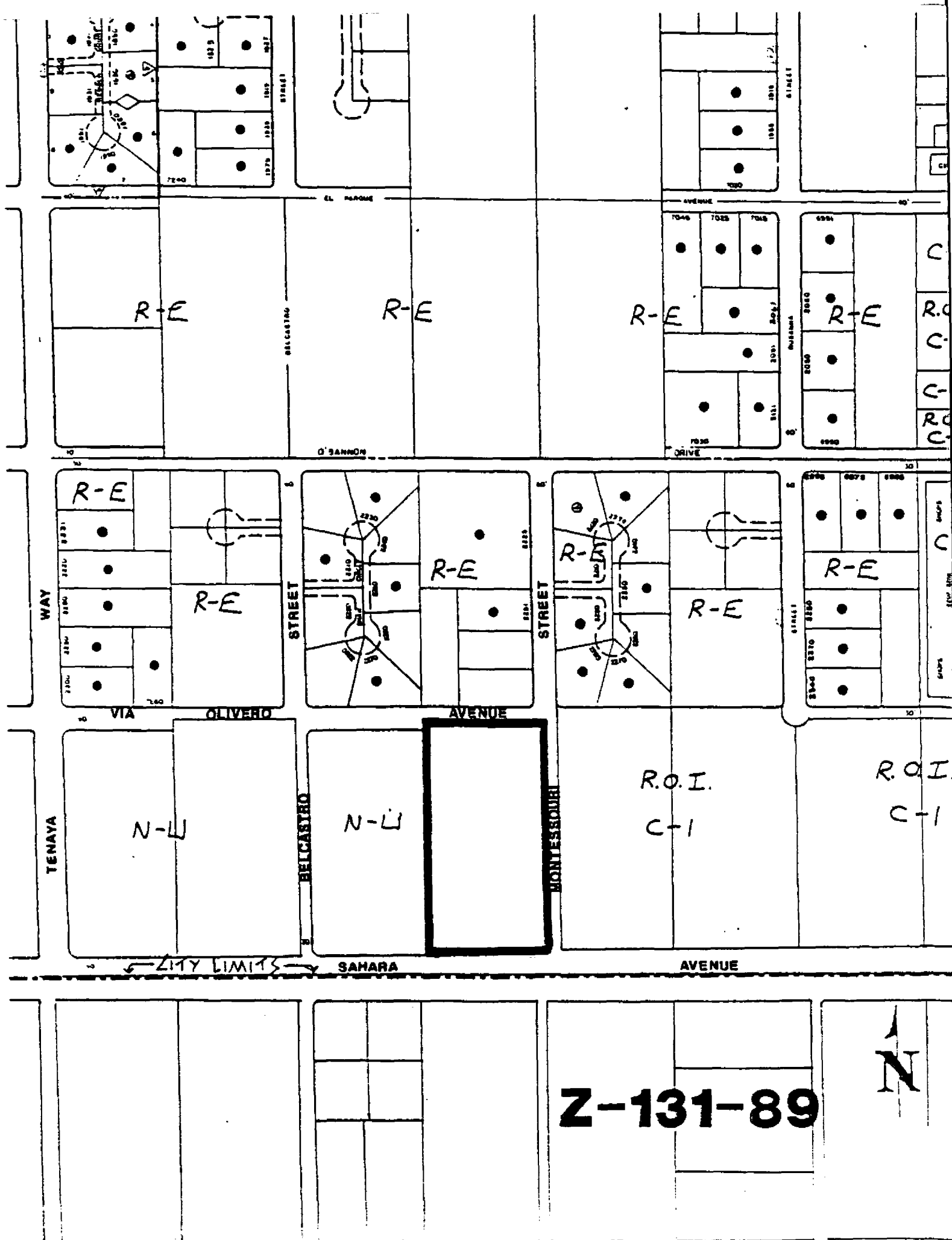
PROTESTS: 8 (2 at meeting, 6 letters)

SEE ATTACHED LOCATION MAP


HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

CITY COUNCIL MINUTES
MEETING OF
FEBRUARY 7, 1990

LOCATION MAP - ITEM X.H.10. - Z-131-89 - Karla Del Monaco



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 17, 1990

Ms. Karla Del Monaco
2412 Santa Clara
Las Vegas, Nevada 89104

RE: Z-131-89 - ZONING RECLASSIFICATION

Dear Ms. Del Monaco:

Your request for reclassification of property located on the northwest corner of Sahara Avenue and Montessouri Street, from N-U Zone to C-2 Zone, was considered by the Planning Commission on January 11, 1990.

The Planning Commission unanimously voted to recommend DENIAL because the request is not in accordance with the approved Zoning Plan on this segment of Sahara Avenue.

This item will be considered by the City Council on February 7, 1990, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive, with a large, sweeping "H" and "F".

HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Mr. Dan Nieder
Trident Construction Corporation
4625 Wynn Road, #101
Las Vegas, Nevada 89103



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

14. Z-131-89 (ABEYANCE ITEM)

Applicant: KARLA DEL MONACO
Application: Zoning Reclassification
From: N-U
To: C-2
Location: Northwest corner of Sahara Avenue and Montessori Street
Proposed Use: Used Car Dealership
Size: 4.4 Acres

STAFF RECOMMENDATION: DENIAL. If approved, subject to the following:

1. The application be amended to R-D on the north 150 feet of the property for three single family lots.
2. The three R-D single family dwellings along Via Olivero Avenue must be under construction prior to occupancy of any commercial buildings.
3. A revised site plan for the C-2 portion of the property shall be submitted to the Department of Community Planning and Development for approval prior to submission of building permits.
4. Install a six foot high block wall along the north property line of the C-2 portion of the property.
5. No outdoor public address or paging system shall be allowed.
6. No automotive repair or servicing work be permitted on the premises except for automobile detailing.
7. The number of detailing service bays be reduced by eliminating the north 130 feet of the building.
8. Vehicles shall not be test driven on Montessori Street or any other residential street.
9. All exterior lighting shall be directed away from the residential properties to the north with no ray of light shining directly onto any residential lot.
10. Install a landscape planter along Sahara Avenue at a minimum width of 20 feet (including a portion of unimproved right-of-way) and a planter along the entire length of Montessori Street adjacent to the C-2 at a minimum width of 15 feet. Both planters shall contain 24 inch box trees, 40 feet on center, with boulders, shrubs and live plant ground cover as required by the Department of Community Planning and Development.

Rubidoux -
DENIAL
Unanimous
(Bugbee excused)

MR. FOSTER stated this item was held in abeyance from the 12/26/89 Planning Commission meeting. This request is for a used car dealership consisting of a 6,500 square foot showroom and office building with a 16,800 square foot parts and service building. There will be 27½ foot high structures with block and metal panel exterior walls and a mansard metal roof with accent color bands. Landscaping will be along the street frontages. There will be two accesses from Montessori Street and one from Sahara Avenue. The number of parking spaces appear to be sufficient. Staff recommended denial because it felt the property should be developed for P-R with a row of R-D lots along Via Olivero Avenue.

JIM DONOFRIO, TRIDENT CONSTRUCTION, appeared and represented the applicant. Staff is concerned with the rear of the property so they would be willing to put a landscaping buffer there. They will be having the Excalibur line of cars. He submitted two letters of approval.

DAN NIEDER appeared and represented the application. There is a bar and grill under construction in the area. A car dealership does not generate as much traffic as a shopping center.

OLGA HANTIGOVA, 2225 Montessori, appeared in protest. There are expensive homes in the area. She presented two letters of protest.

ARIA PETRIGNANI, 2251 Montessori, appeared in protest. This will devalue her property.

DAN NIEDER appeared in rebuttal. A small house would devalue the surrounding property more than a car dealership.

JIM DONOFRIO appeared in rebuttal and said office buildings and shopping centers are overbuilt in Las Vegas.

To be heard by the City Council on 2/7/90. (7:18-7:40)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

14. Z-131-89 (ABEYANCE ITEM) (CONTINUED)

11. Dedicate 30 feet of right-of-way for Via Olivero Avenue and Montessouri Street, 75 feet of right-of-way for Sahara Avenue, a 25 foot radius at the northwest corner of Sahara Avenue and Montessouri Street and a 15 foot radius at the southwest corner of Montessouri Street and Via Olivero Avenue as required by the Department of Public Works.
12. Construct half-street improvements on Sahara Avenue, Montessouri Street and Via Olivero Avenue as required by the Department of Public Works.
13. Construct an 18 inch nuisance water storm drain in Sahara Avenue as required by the Department of Public Works.
14. The unimproved portion of the Sahara Avenue right-of-way shall be landscaped and maintained by the developer as required by the Department of Community Planning and Development.
15. Obtain approval of an Encroachment Agreement for all landscaping in the public right-of-way as required by the Department of Public Works.
16. Conformance to the plot plan as amended by the above conditions.
17. Conformance to the building elevations.
18. Standard Conditions 1, 3 - 8 and 10 - 12.

If approved as requested, delete Condition Nos. 1 - 4 and add the following:

1. All buildings shall be set back a minimum of 100 feet from the north property line.
2. No access be permitted to Via Olivero Avenue.
3. The sidewalk along Via Olivero Avenue is waived and the area shall be landscaped as required by the Department of Community Planning and Development.
4. Install minimum 24 inch box evergreen trees, 30 feet on center, with shrubs and evergreen ground cover bermed to a height of two feet in the 15 foot wide landscape planter (which includes the five foot wide sidewalk area) along Via Olivero Avenue as required by the Department of Community Planning and Development.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

14. Z-131-89 (ABEYANCE ITEM) (CONTINUED)

5. Install an eight foot high white slumpstone wall south of the landscape planter along Via Olivero Avenue as required by the Department of Community Planning and Development.

PROTESTS: 2 (12/26/89)
4 (1/11/90)
2 Letters
2 Speakers at Meeting

APPROVALS: 2 Letters

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

January 2, 1990

Ms. Karla Del Monaco
2412 Santa Clara
Las Vegas, Nevada 89104

RE: Z-131-89 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on January 11, 1990. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

Enclosure

cc: Mr. Dan Nieder
Trident Construction Corporation
4625 Wynn Road #101
Las Vegas, Nevada 89103



MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 29, 1989

Ms. Karla Del Monaco
2412 Santa Clara
Las Vegas, Nevada 89104

RE: Z-131-89 - ZONING RECLASSIFICATION

Dear Ms. Del Monaco:

Your request for reclassification of property located on the northwest corner of Sahara Avenue and Montessouri Street, from N-U Zone to C-2 Zone, was considered by the Planning Commission on December 26, 1989.

The Planning Commission unanimously voted to hold this item in ABEYANCE at your request. This item will again be heard at the January 11, 1990 Planning Commission meeting which will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

cc: Mr. Dan Nieder
Trident Construction Corporation
4625 Wynn Road, #101
Las Vegas, Nevada 89103



PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

26. Z-131-89

Applicant: KARLA DEL MONACO
Application: Zoning Reclassification
From: N-U
To: C-2
Location: Northwest corner of
Sahara Avenue and
Montessouri Street
Proposed Use: Used Car Dealership
Size: 4.4 Acres

Dixon -
ABEYANCE UNTIL THE 1/11/90
PLANNING COMMISSION MEETING
Unanimous
(Moffitt excused)

MR. FOSTER stated the applicant
has requested this item be held
in abeyance until the 1/11/90
Planning Commission meeeting.

To be heard by the Planning
Commission on 1/11/90.

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINSON

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

December 15, 1989

Ms. Karla Del Monaco
2412 Santa Clara
Las Vegas, Nevada 89104

RE: Z-131-89 - ZONING RECLASSIFICATION

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on December 26, 1989. This meeting will be held at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of Staff's recommendations and any conditions related to your application may be obtained on the day of the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by telephone on the day of the meeting by calling 386-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

A handwritten signature in black ink, appearing to read "Harold P. Foster". The signature is fluid and cursive, with a long horizontal stroke at the end.

HAROLD P. FOSTER, DIRECTOR

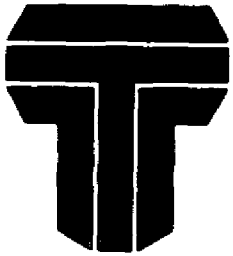
HPF:erh

Enclosure

cc: Mr. Dan Nieder
Trident Construction Corporation
4625 Wynn Road #101
Las Vegas, Nevada 89103



4625 Wynn Road
Suite #101
Las Vegas, Nevada 89103
Telephone 702-368-4848



Trident Construction Corporation

December 19, 1989

City of Las Vegas
400 E. Stewart
Las Vegas, Nevada 89101

Attn: Planning Department

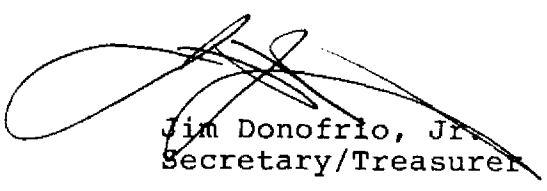
Re: Northwest Corner of Montessori On Sahara

To whom it may concern,

~~We would like to withdraw our proposal for a car dealership on Sahara and Montessori.~~ We wish this proposal be held until the next meeting of the City Planning Commissioners on January 11, 1990. 

Thank you for your attention to this matter.

Respectfully,



Jim Donofrio, Jr.
Secretary/Treasurer

JDJr/lv



INTER-OFFICE MEMORANDUM

12.24.89

DEPARTMENT of COMMUNITY
PLANNING and DEVELOPMENT

FROM:

DEPARTMENT of BUILDING
SAFETY

DEC 27

SUBJECT:

Z-131.89 ZONE RECLASS
KARLA DEL MONACO ZONE; N4 to C.2
PARCEL NO. 310.310.012

COPIES TO:

USED CAR DEALERSHIP

In answer to your memorandum, Dated 11.29.89
on the above Zone Request at, Loc. N. W. CORNER OF W. SARARA
AVE. & MONTESSORI ST.

This department ~~has~~ has no objections, provided that all
required permits and inspections are obtained through Building
Safety.

1. MEETS 1988 UBC
2. CHAPTER ⑨ DIV 4 $\frac{1}{4}$ REPAIR FACILITY
VENTILATION & SANITATION
R PROTECTION TABLE $\frac{1}{2}$
3. CHAPTER ③③ FIRE SPRINKLERS REQ'D w/ 3RD PARTY
ALARM SUPERVISION
4. TORTOISE FEES REQUIRED

THOM

CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM

DATE

December 7, 1989

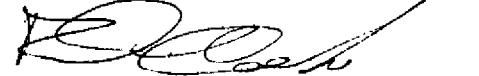
TO:

Harold P Foster, Director
Department of Community Planning

FROM:

Richard D Goecke, Director
Department of Public Works

CK



SUBJECT:

Z-131-89
Darla Del Monaco

COPIES TO:

Charles Kajkowski, Engineering Planning
John McNellis, Engineering Planning
Chuck Turk, Land Development
Nancy Miller, Right-of-Way
Survey (FM, PM, & A's only)

1. Right-of-way dedications required:

30' of right-of-way for Via Olivero Street, 30' of right-of-way for Montessori Street, 75' of right-of-way for Sahara Avenue, 25' radius corner on the northwest corner of Sahara Avenue and Montessori Street, and 15' radius corner on the southwest corner of Montessori Street and Via Olivero Street.

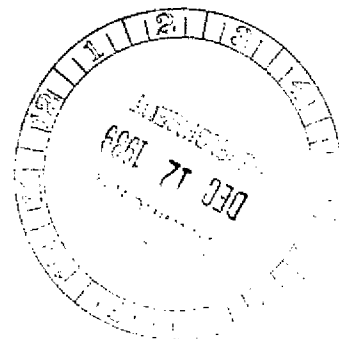
2. Construct half-street improvements on Sahara Avenue, on Montessori Street, and on Via Olivero Street.

3. Drainage plan and technical drainage study is required to be submitted and approved prior to issuance of grading or building permits.

4. Landscape and maintain the unimproved portion of the Sahara Avenue public right-of-way.

5. Obtain an Encroachment Agreement for all landscaping within public street rights-of-way.

6. Construct an 18"-diameter nuisance water storm drain plus nominal inlets on Sahara Avenue.



DATE: 12/6/89

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

SUBJECT: 2 - 131 - 89

 NO OBJECTIONS

 X SUBJECT TO CONDITIONS
LISTED

 DENIAL

 X COMPLIANCE WITH THE 1985 UNIFORM FIRE CODE, CITY OF LAS VEGAS ORDINANCE
#3318 AND THE NEVADA STATE FIRE MARSHAL REGULATIONS.

 X FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN
SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

ADDITIONAL CONDITIONS: _____


FIRE DEPARTMENT REPRESENTATIVE SIGNATURE

NOTICE OF PUBLIC HEARING

DECEMBER 26, 1989

Notice is hereby given that on DECEMBER 26, 1989 at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-131-89 APPLICATION OF KARLA DEL MONACO FOR RECLASSIFICATION OF
PROPERTY LOCATED ON THE NORTHWEST CORNER OF SAHARA AVENUE
AND MONTESSOURI STREET

FROM: N-U (NON-URBAN)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: USED CAR DEALERSHIP

The above property is legally described as a portion of
the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$)
of Section 3, Township 21 South, Range 60 East, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:erh

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

MAIL NOTICE: DEC 12, 1989

NOTICE OF PUBLIC HEARING

DECEMBER 26, 1989

Notice is hereby given that on DECEMBER 26, 1989 at 7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-131-89 APPLICATION OF KARLA DEL MONACO FOR RECLASSIFICATION OF
PROPERTY LOCATED ON THE NORTHWEST CORNER OF SAHARA AVENUE
AND MONTESSOURI STREET

FROM: N-U (NON-URBAN)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: USED CAR DEALERSHIP

*RECEIVED
DEC 12 1989*
The above property is legally described as a portion of
the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$)
of Section 3, Township 21 South, Range 60 East, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

HPF:erh

CHECKED: Initial & date

GENZER

WILLIAMS

FOSTER

THIS FILE MUST BE RETURNED TO ELDA RAE BY: DEC 11, 1989

The information contained above is considered to be accurate; however, there may be minor variations involved. A complete detailed legal description is on file in the Department of Community Planning and Development.

SEE LOCATION MAP ON REVERSE SIDE.

SIZE: 4.4 ACRES

CITY OF LAS VEGAS

Date NOV 30 1989

INTER-OFFICE MEMORANDUM

TO: BUILDING AND SAFETY - TOM COOLEY ✓ ELECTRICAL SERVICES - GEORGE FERRIS ✓ FIRE SERVICES - RICK LAZENBY ✓ PUBLIC WORKS - ED BYRGE ✓ LAND DEVELOPMENT - CHUCK TURK ✓ DOWNTOWN REDEV. - BRAD PERCELL ✓	FROM: HAROLD P. FOSTER, DIRECTOR DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
SUBJECT: ZONING RECLASSIFICATION - Z-131-89 APPLICANT: <u>KARLA DEL MONACO</u> FROM: <u>N-4</u> TO: <u>C-2</u>	COPIES TO:

This is concerning a request for reclassification on the following described property:

NORTHWEST CORNER OF SAHARA AVE. ; AND
MONTESSOURI ST.

Parcel No.: 310-310-012

Proposed Use: USED CAR DEALERSHIP

CITY PLANNING COMMISSION MEETING: 12/26/89

Your remarks regarding this application should be received two weeks prior to the meeting.

HPF:erh

Attachment: (Plot Plan)

*** FOR DEPARTMENT USE ONLY ***

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

FILE INFORMATION FORM

APPLICANT: NAME KARLA DEL MONACO
REP'S NAME _____
ADDRESS 2412 SANTA CLARA
LAS VEGAS, NEV. 89104
PHONE 737-1598

AGENT: NAME TRIDENT CONSTRUCTION CORP.
REP'S NAME DAN NIEDER 3649664
ADDRESS 4625 WYNN RD. #101
LAS VEGAS, NEV. 89103
PHONE 368-4848

APPLICATION TYPE:

☒ REZONING ☐ PLOT PLAN REVIEW ☐ VARIANCE ☐ USE PERMIT

☐ QTA ☐ OTHER _____

☒ PUBLIC HEARING: IF YES, LEGAL A 1/2 OF SW 1/4 SE 1/4 OF SEC. 3
T215 R60E MDB4M

ZONING: EXISTING N-4 PROPOSED C-2

LAND USE: EXISTING VACANT

PROPOSED USED CAR DEALERSHIP

PAST ACTIONS: CASE NO. — ACTION — DATE —

CASE NO. — ACTION — DATE —

CASE NO. — ACTION — DATE —

DISTRICT MAP NO. Q-3-B ASSESSOR'S PARCEL NO. 310-310-012

GENERAL LOCATION: NORTHWEST CORNER OF SAHARA AVE.
AND MONTESSOURI ST.

FLOOD ZONE "A": YES _____ NO X

IN DOWNTOWN REDEVELOPMENT AREA?: YES _____ NO X

SPECIAL NOTICE REQUIRED?: YES _____ NO X

IF YES: _____

CHECKED BY: Ban DATE 11/22/89

GENERAL RECEIPT NO. 024355 CASE NO. Z-131-89

PC DATE: 12/26/89 BZA DATE: _____

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT
APPLICATION FOR ZONING RECLASSIFICATION OF PROPERTY

Pursuant to Chapter 19.92, Title 19, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby present(s) this application requesting that certain property be reclassified from the NU Use District to a C-2 Use District, as established by Chapter 19.06, Title 19, of the Las Vegas City Code, as amended. Also accompanying this application is the prescribed fee of \$200.00.

The property hereinbefore referred to, and in relation to which said changes are hereby applied for, is legally described as follows, to wit:

GOVERNMENT LOT 128 IN SECTION 3, TOWNSHIP
21 SOUTH, RANGE 60 EAST, M.D.B. AND M

Assessor's Parcel Number: 310-310-012

OWNER'S AFFIDAVIT
(owner shall mean owner(s) of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

(I, We), BARA DEL MONACO,
(please print or type)

the undersigned, being duly sworn, depose and say that (I am, we are) the (owner, owners) of record of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my, our) knowledge and belief. (SIGN IN INK)

(1) Bara Del Monaco
SIGNATURE OF OWNER OF RECORD

2412 Santa CLARA
MAILING ADDRESS

737-1598
PHONE NUMBER

Las Vegas Nevada 89104
CITY STATE ZIP

(2) _____
SIGNATURE OF OWNER OF RECORD

Same
MAILING ADDRESS

PHONE NUMBER

CITY

STATE

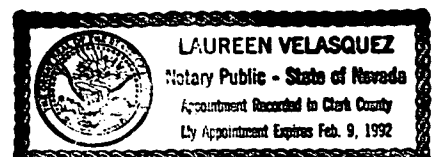
ZIP

Subscribed and sworn to before me this 22nd day of November, 1989.

Lauren Velasquez
Notary Public in and for said County and State

2/5/92
My Commission Expires

(seal)



FOR DEPARTMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Las Vegas City Planning Commission in accordance with the provisions of Chapter 19.92, Title 19, of the Las Vegas City Code.

Filing Fee: \$ 200.00

Received by: Ben

Receipt No.: 074355

Date: 11/22/89

Case No.: 2-131-89

Meeting Date: 12/26/89

APPLICATION SUBMITTAL REQUIREMENTS

ITEMS
COMPLETED

- ☐ ☐ ☐ ☐ ☐ ☐ ☐
- * * * F O R D E P A R T M E N T

- USE ONLY

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AP2-004
Rev. 6/86

☐ N. Architectural information:

(1) For new structures, elevations for each side of all proposed buildings without landscaping (additional elevations including landscaping may be submitted but are not required). Where only existing structures are involved, and no exterior modifications are proposed, one set of photographs, clearly depicting the entire property, may be substituted for the elevation drawings.

☐ * (2) Typical floor plans for each floor.
*
*

☐ O. Landscape Layout:

(1) Indicate areas to be landscaped, fully dimensioned.

☐ P. Anticipated number of Employees.

☐ II. An application form and/or other required documents are to be submitted to:

City of Las Vegas
Department of Community Planning and Development
400 East Stewart Avenue
Las Vegas, Nevada 89101 Phone: (702) 386-6301

and shall include the following:

☐ A. A copy of deed submitted for verification of ownership.

☐ B. Required fees.

☐ C. Any other information as may be required by the Department of Community Planning and Development to allow appropriate review of this request.

☐ D. Drawing Submittals:

☐ (1) Plot Plan: Folded to approximately 8½" x 14" (7 copies),
Rolled (1 copy).

☐ (2) Elevations: Folded to approximately 8½" x 14" (1 copy),
Rolled (1 copy).

☐ (3) Floor Plans: Folded to approximately 8½" x 14" (2 copies).
Required for all apartments, condominiums, townhouses, commercial uses, and all other projects as required by the Department of Community Planning and Development.

*** FOR DEPARTMENT USE ONLY ***

THE ABOVE PLOT PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND:

☐ COMPLETE

☐ NOT COMPLETE

ADDITIONAL COMMENTS BY STAFF (Note incomplete items):

THE APPLICANT IS AWARE OF DEFICIENCIES AND/OR OTHER REQUIRED ACTIONS NEEDED TO COMPLETE THIS SUBMITTAL WHICH COULD RESULT IN HOLDING THIS ITEM IN ABEYANCE.

APPLICANT WILL CORRECT DEFICIENCIES AND SUBMIT ADDITIONAL DATA AND/OR DOCUMENTS BY _____
(date)

(Applicant's Signature)

(Date)

(Owner of Record)

(Date)

QUITCLAIM DEED

THE UNDERSIGNED WITNESSETH: That: KARLA DEL MONACO

in consideration of \$ 1.00 the receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to
KARLA DEL MONACO, TRUSTEE OF THE KARLA DEL MONACO RETAIL SHOE SALON EMPLOYEE
BENEFIT PLAN

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

A divided 1/2 interest in and to the following described property:

Government Lot One Hundred Twenty-eight (128) in Section 3, Township 21 South,
Range 60 East, M.D.B. & M., also described as the East Half (E 1/2) of the
Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast
Quarter (SE 1/4) of Section 3, Township 21 South, Range 60 East, M.D.B. & M.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this 1st day at March 19 88Karla Del Monaco
Karla Del MonacoSTATE OF NEVADACounty of Clark } S.S.On this 1st day of March 19 88

personally appeared before me, a Notary Public in and for said

County and State Karla Del Monaco

Known to me the person described in and who executed
the foregoing instrument who acknowledged to me that he
executed the same freely and voluntarily and for the uses and
purposes there mentioned.

Brenda Girdley-White
Notary Public in and for said County and State

Brenda Girdley-White
Notary Public - State of Nevada
CLARK COUNTY

My Appointment Expires Dec 16, 1989

ESCROW NO. _____

WHEN RECORDED MAIL TO: Karla Del Monaco, Trustee,
c/o Cohen, Lee & Johnson, 301 E. Clark
Ave., #870, Las Vegas, Nevada 89101

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:

COHEN LEE ET AL

04-15-88 13:37 NA1
OFFICIAL RECORDS

BOOK: 880415 INST: 0071AFEE: 5.00 RPTT: EX#010

QUITCLAIM DEED

THIS INSTRUMENT WITNESSETH: That: KARLA DEL MONACO

in consideration of \$ 1.00 the receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to
KARLA DEL MONACO, TRUSTEE OF THE KARLA DEL MONACO RETAIL SHOE SALON EMPLOYEE
BENEFIT PLAN

all that real property situate in the _____ County of Clark

State of Nevada bounded and described as follows:

An undivided 1/2 interest in and to the following described property:

Government Lot One Hundred Twenty-eight (128) in Section 3, Township 21 South, Range 60 East, M.D.B. & M., also described as the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 21 South, Range 60 East, M.D.B. & M.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this 1st day at March 19 88Karla Del MonacoSTATE OF NEVADACounty of Clark } S.S.On this March day of 1988

personally appeared before me, a Notary Public in and for said

County and State Karla Del Monaco

Known to me to be the person described in and who executed the foregoing instrument who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Brenda Girdley-White
Notary Public in and for said County and State



Brenda Girdley-White
Notary Public-State of Nevada
CLARK COUNTY

My Appointment Expires Dec. 18, 1989

ESCROW NO. _____

WHEN RECORDED MAIL TO: Karla Del Monaco, Trustee,
c/o Cohen, Lee & Johnson, 301 E. Clark
Ave., #870, Las Vegas, Nevada 89101

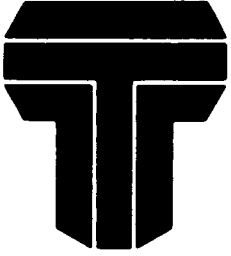
CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:

COHEN LEE ET AL

04-15-88 13:37 NA1
OFFICIAL RECORDS

BOOK: 880415 INST: 00710FEE: 5.00 RPTT: EX#010

4625 Wynn Road
Suite #101
Las Vegas, Nevada 89103
Telephone 702-368-4848



Trident Construction Corporation

November 22, 1989

City of Las Vegas
400 E. Stewart
Las Vegas, Nevada 89101

Attn: City Planning Dept.

Re: Government Lot 128, Sec. 3, Township 21 South,
Range 60 East, M.D. B & M. Parcel #310-310-012.

To whom it may concern,

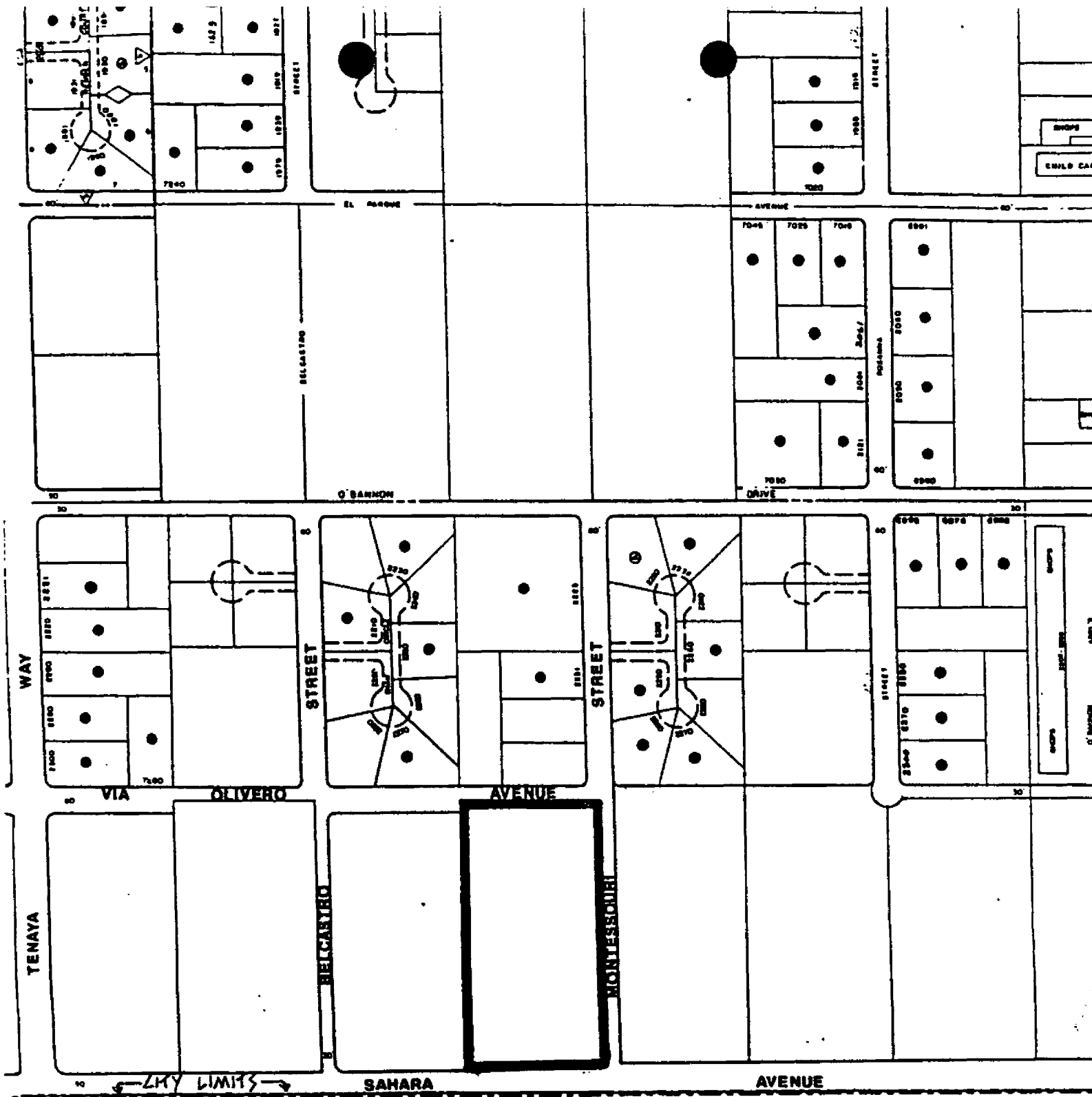
We request that the above mentioned property be re-zoned from original NU to C-2 zoning. This property is directly West of the corner parcel, which is under resolution to be zoned for C-1. We feel that the used car dealership which we propose to develop is an excellent addition to the West Sahara corridor. Due to the lack of residences within the immediate vicinity, this project would not greatly import the City's master plan.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Karla Del Monaco'. The signature is fluid and cursive, with the first name 'Karla' being more prominent.

Karla Del Monaco

KDM/lv



Z-131-89

